

**Price on request**

**Contact agency**

**Acanthe Immobilier**

29, Avenue Jean Jaurès

34170 Castelnau le Lez

04 67 79 26 26 /

contact@acanthemobilier.com

**For sale house**

**4 rooms**

**Surface : 75 m²**

**Surface of the living : 33 m²**

**Surface of the land : 176 m²**

**Year of construction : 2013**

**Exposition : Ouest**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

double glazing, CALM

3 bedroom

1 bathroom

2 WC

2 parkings

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : B**



### House 3462 Prades-le-Lez

To discover without delay in Prades-le-Lez: Charming semi-detached two-story house with 75 m² of living space, set on a 176 m² plot, perfect for a first purchase or an investment. On the ground floor, you'll find a bright and welcoming living area with an open fitted kitchen, plus a separate WC. Upstairs: two spacious bedrooms, a study (ideal for remote work), a bathroom, and a second separate WC. Outside, enjoy a lovely sun-exposed terrace for your relaxation time, along with two private parking spaces. Quiet and sought-after neighborhood, close to amenities and just minutes from Montpellier. An opportunity not to be missed! Feel free to contact 06 10 27 87 62

Fees and charges :

Document non contractuel

